

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Goodrich Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,208,000

House

X

Unit

Suburb

Bentleigh East

Period - From

01/07/2017

to

30/09/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	84 Deakin St BENTLEIGH EAST 3165	\$1,200,000	02/09/2017
2	29 Argyle St BENTLEIGH EAST 3165	\$1,175,000	20/05/2017
3	8 Begg St BENTLEIGH EAST 3165	\$1,160,000	27/09/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



 3  1  4

Rooms:

Property Type: House

Land Size: 663 sqm approx

Agent Comments

Comparable Properties



84 Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,200,000

Method: Private Sale

Date: 02/09/2017

Rooms: 4

Property Type: House

Land Size: 606 sqm approx



29 Argyle St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,175,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 625 sqm approx



8 Begg St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,160,000

Method: Private Sale

Date: 27/09/2017

Rooms: -

Property Type: House (Res)